

Memo – Horizon View Farms Preliminary/Final Plats A&B

**City of Elk Ridge, Utah
City Council Discussion and Decision
March 10, 2015**

Regarding: Discussion and Decision concerning the Horizon View Farms Preliminary/Final Plats A&B

Background:

Public Hearing and Planning Commission Approval February 26, 2015

The Horizon View Farms Subdivision was approved last summer with 74 townhouse units.

Since then Mr. Salisbury has returned to the City with a preliminary/final plat application requesting lower density single family dwellings on the site.

Approved Density: 74 units 6.95 DU/AC

Proposed Density: 36 lots 3.8 DU/AC

With the change to single family dwellings the streets would be built at the standard 56 foot wide right of ways and would be dedicated to the City. The drainage basin would be dedicated to the City and ties into the open space on the east side of the development.

The County has required the additional dedication of approximately 15 feet of right-of-way along 11,200 South.

In exchange for the lower density the Developer would request some exceptions to the buildable areas on several of the lots and to the frontage lengths on several lots. The exceptions requested are provided in the attached letter. It is important to note that the exceptions are for lot frontages and the overall square footage of the lots meets or exceeds the 7,500 square foot minimum. Also the setbacks remain as per code and the minimum building widths of 24 feet as required by code are met.

As the configurations of the proposed lots would reduce the buildable areas of some lots below the 4,000 foot standard the TRC requested that Mr. Salisbury provide a drawing showing how their floor plans would fit within the buildable areas on the lots. This was to ensure that if the smaller buildable areas created by the exceptions were to be granted that there would be homes that would fit the lots. This drawing and the corresponding floor plans have also been attached. Per Code the PUD Zone does not have a set minimum living area assigned as do the other zones.

As shown in the buildable area drawing Salisbury does have floor plans that will fit within the buildable areas of each lot. With lots 12 and 13 requiring a modification of a floor plan or custom plan to fit the

lot. That being said the City Council will need to determine if the minimum main floor footage as proposed is acceptable. Per code within the PUD overlay the minimum finish living area is determined by City Council. The smallest main floor living area square footage noted on the plans is: 750 square feet on main floor of 2 story homes and 1400 square feet on main floor of ramblers.

On February 26, 2015 the Planning Commission considered, and approved the proposed development with the proposed exceptions. There was no public comment at the public hearing and Planning Commission members felt that the single family subdivision fit better in the community than the 74 town homes previously approved for the site.

The engineering with this project has only changed slightly and thus it was felt by the TRC that with few changes to the engineering which had been previously approved as part of the townhouse approval, this project could move forward as both a preliminary and final plat process.

Recommendation:

The development as proposed meets the intent of the General Plan and development code with the exceptions as noted. The engineering was previously approved with the final plat approval of the townhouse development and has only changed minimally to accommodate the single family lots. If the preliminary plan for plats A&B is approved as presented there are no issues with approval of the final plats for A&B.

The City Council also needs to make a motion accepting the minimum main floor living areas as proposed.

The City does not need to allocate water as this was done with the townhouse approval and the calculations for the proposed single family development are slightly less than the town homes.

Shay Stark, Planner

Phone: 801-299-1327 ext. 3731

E-mail: shays@aquaeng.com.



February 5, 2015

Re: Horizon View Farms - Requested Exceptions

Elk Ridge City,

We're requesting exceptions to the 4,000 square foot building envelope requirement in Horizon View Farms, specifically on lots 1, 11, 12, 17, 18, 23, 24, 32, and 36. Additionally, we request exceptions to the lot frontage requirement on lots 1, 2, 3, 4, 5, 6, 18, 24, 26, 27, 33, and 35. Examples of homes that fit on the lots referenced above are included in the packet submitted with our application on page BA-01.

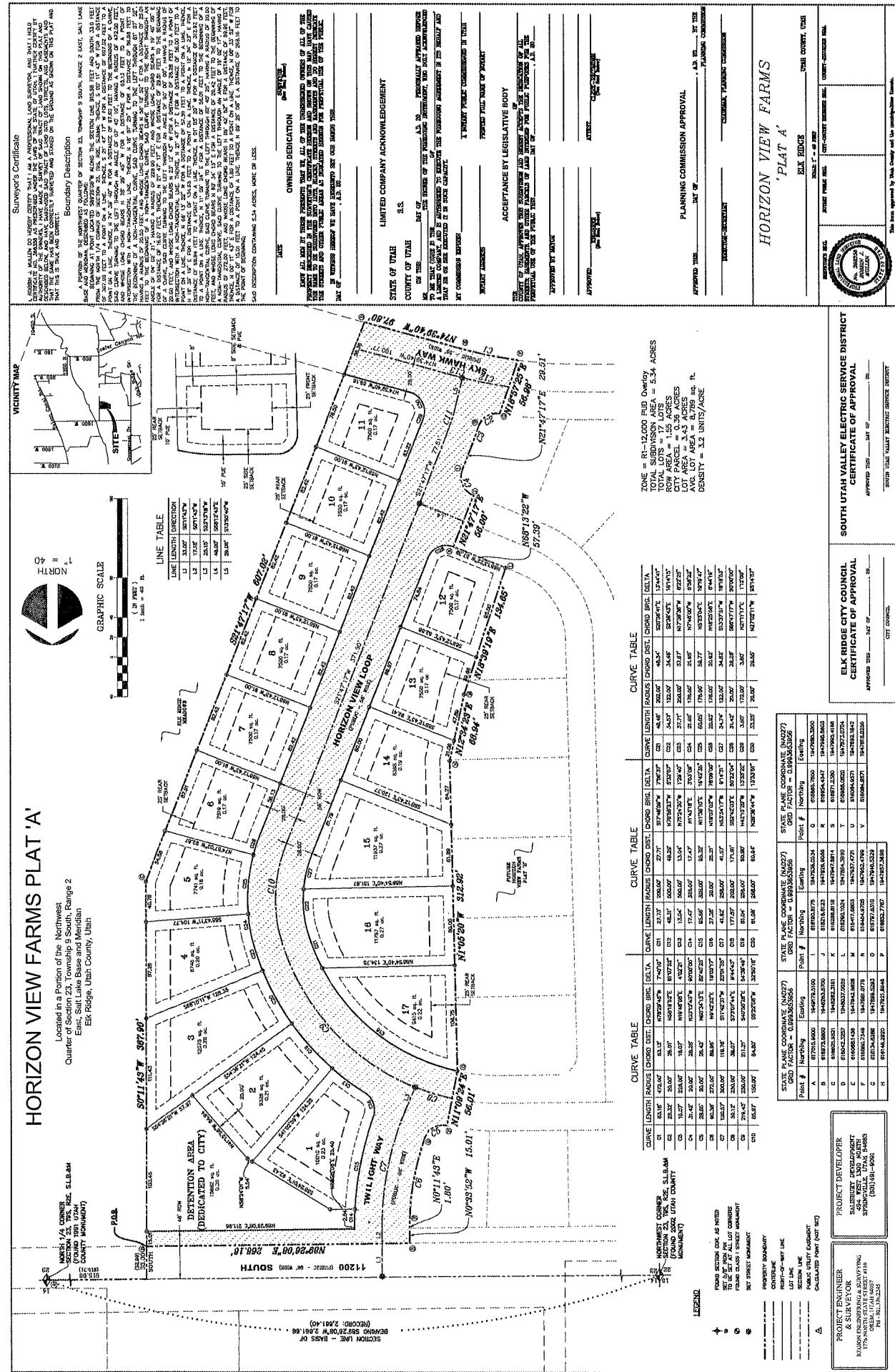
These exceptions allow us to move forward with converting this community from a 74 unit multi-family development at 6.95 units per acre to a 36 lot single family neighborhood at 3.38 units per acre. We considered removing additional lots to minimize the need for exceptions, but wanted to minimize the loss of density as much as possible while still creating a more desirable community.

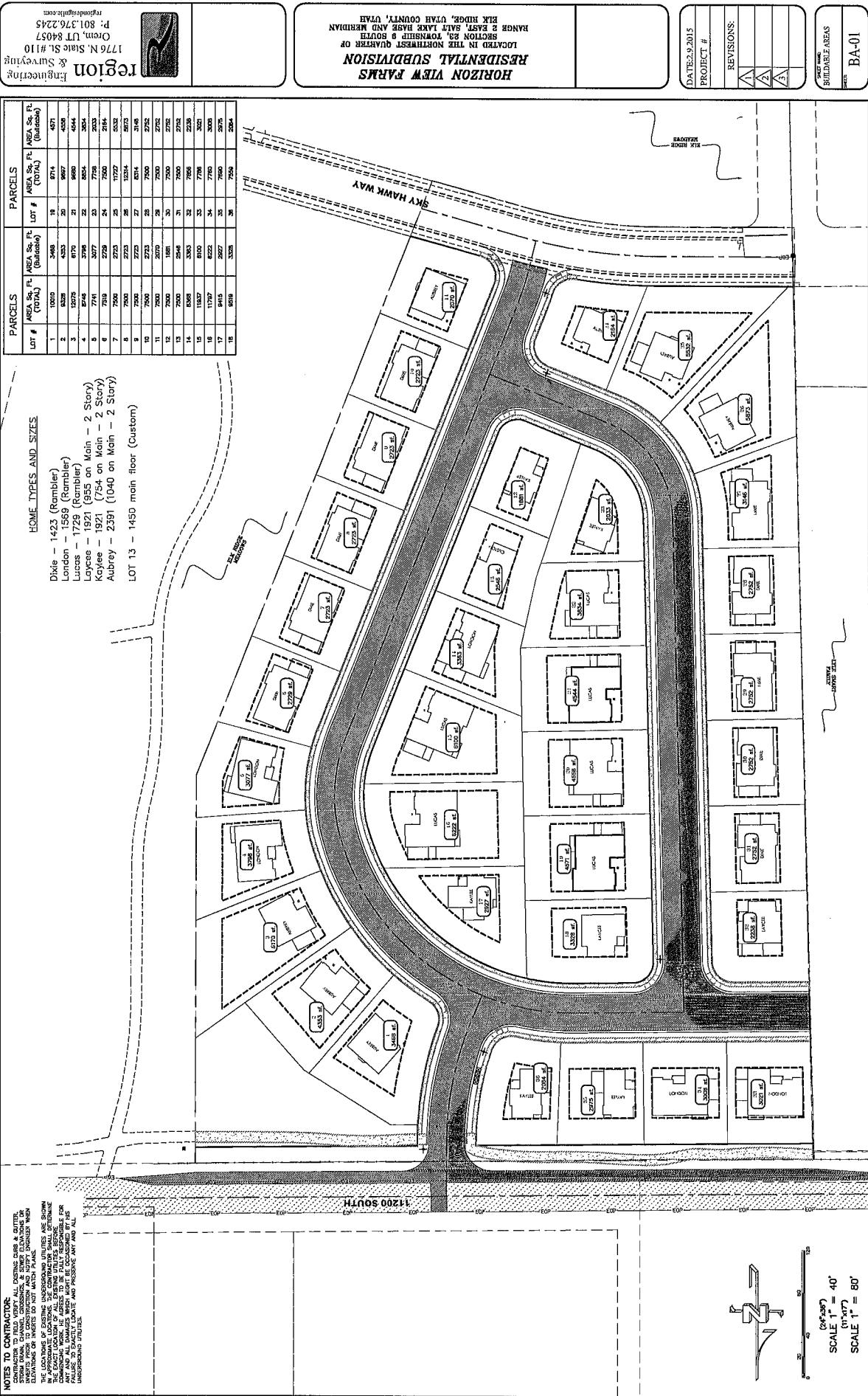
Sincerely,


Chris Salisbury
Salisbury Homes

HORIZON VIEW FARMS PLAT 'A'

Located in a Portion of the Northwest
Quarter of Section 23, Township 9 North, Range 2
Elk Ridge, Utah County, Utah



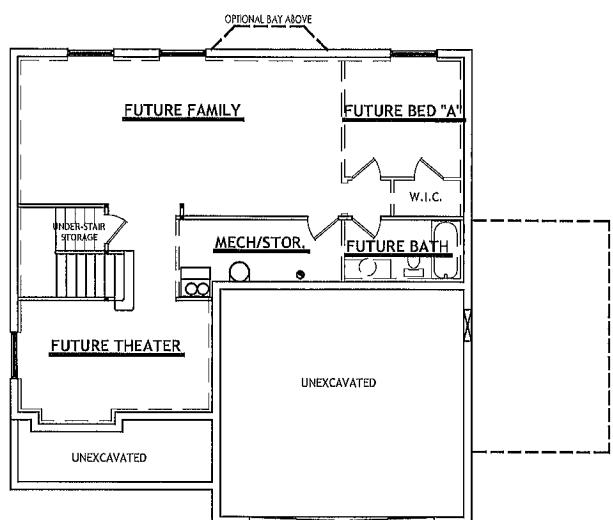


MODIFIED ELEVATION

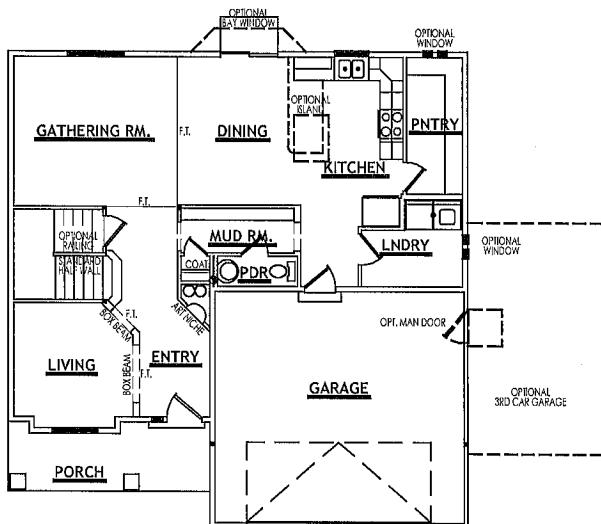
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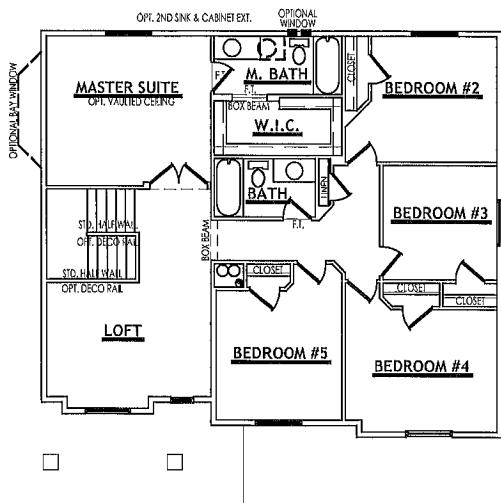
FRONT ELEVATION



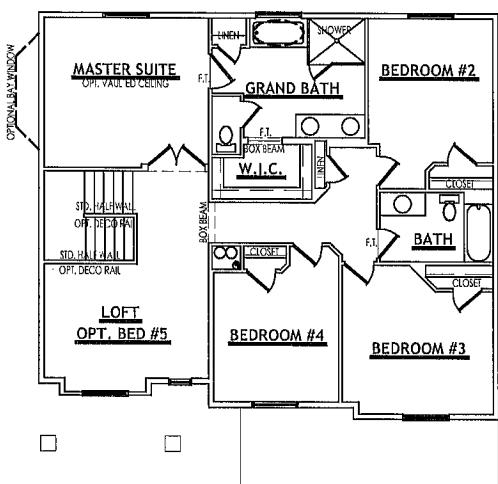
BASEMENT LEVEL



MAIN LEVEL (OPT. 9' CEILINGS)



UPPER LEVEL (STANDARD)



NOTE: 5TH BEDROOM IS REPLACED WITH GRAND BATH OPTION

NOTE: THIS PLAN HAS BEEN SPECIFICALLY DESIGNED FOR SCR #197G.
PLEASE NOTE: Square footage and measurements noted are approximate. All drawings of exteriors and floor plans are artist's renditions and may vary from actual product. Plans are subject to change to comply with city ordinances. Placement of home on lot is done at seller's discretion. All information on this sheet is subject to change without notice. Option location dependant upon options selected and site conditions.

7-1-14 v9.7

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SQUARE FOOTAGE

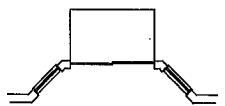
3433 Total | 2391 Finished | 1042 Unfinished

DIMENSIONS

40'-0" Width | 41'-0" Depth



OPT. 3RD CAR GARAGE



OPT. DINING BAY WINDOW



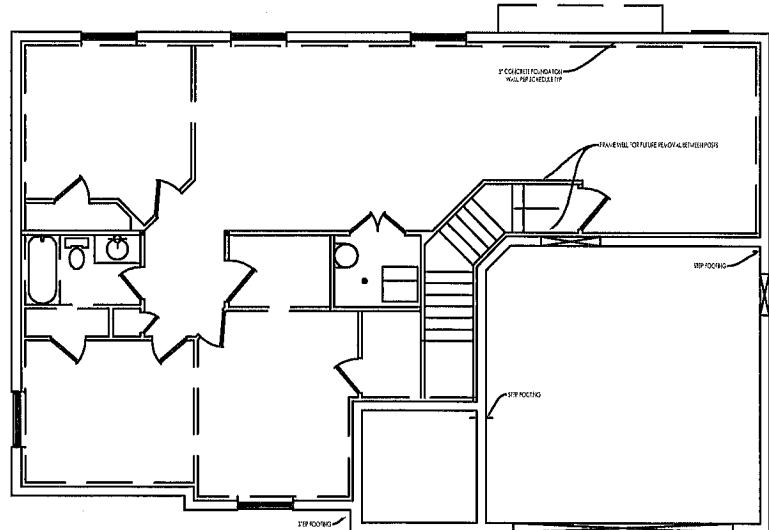
OPT. M. SUITE BAY WINDOW

STANDARD ELEVATION

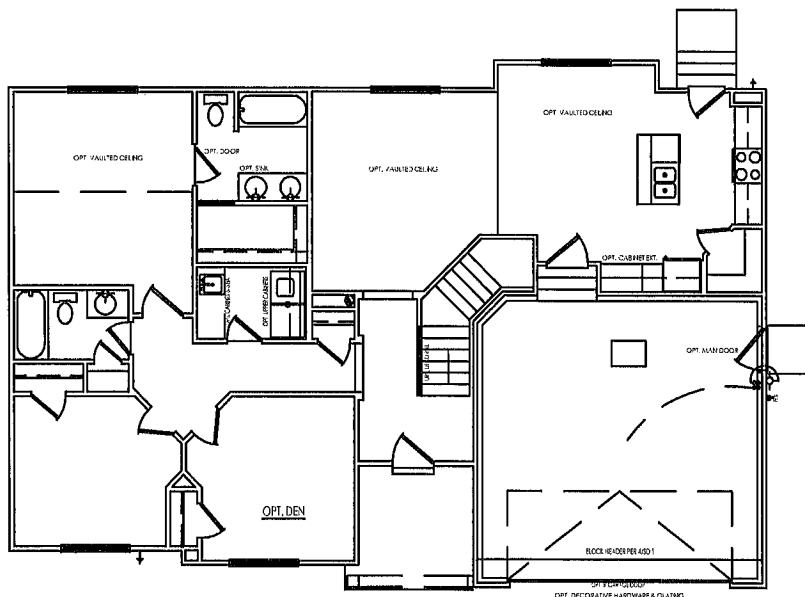
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FRONT ELEVATION



BASEMENT LEVEL



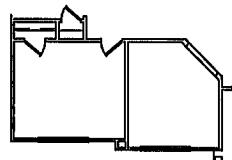
MAIN LEVEL (OPT. 9' CEILING)

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1-12-15 vi

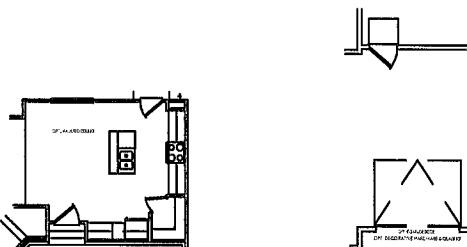
SQUARE FOOTAGE
2848 Total | 1425 Finished | 1423 Unfinished

DIMENSIONS
55'-0" Width | 38'-0" Depth

OPT. FIREPLACE & ENT. CNTR.



OPT. STUDY (REPLACES BEDROOM #3)



STANDARD ELEVATIONS

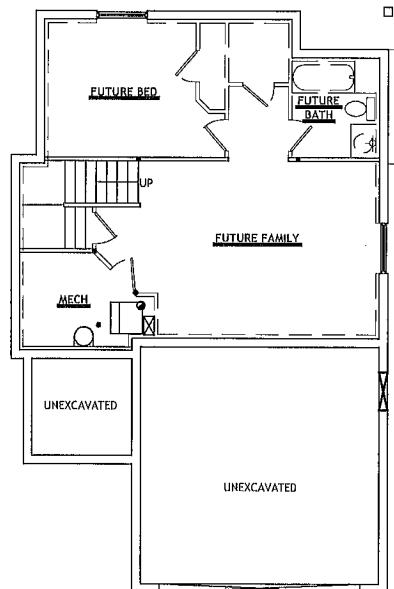
KAYLEE A_BSMT_STCO

SQUARE FOOTAGE
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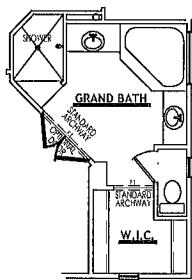
DIMENSIONS
31'-0" Width | 46'-0" Depth



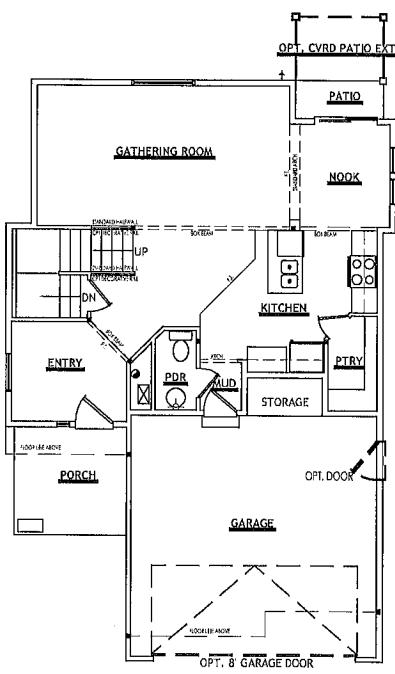
FRONT ELEVATION



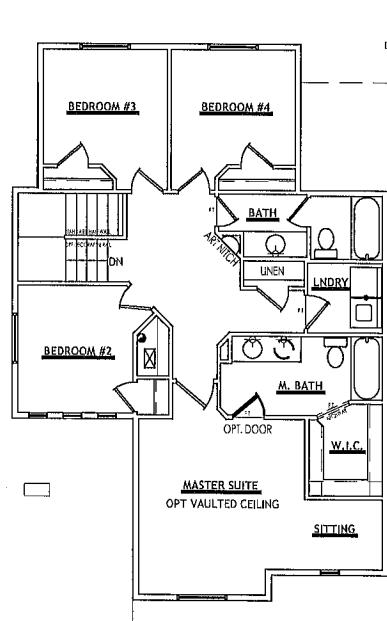
BASEMENT LEVEL



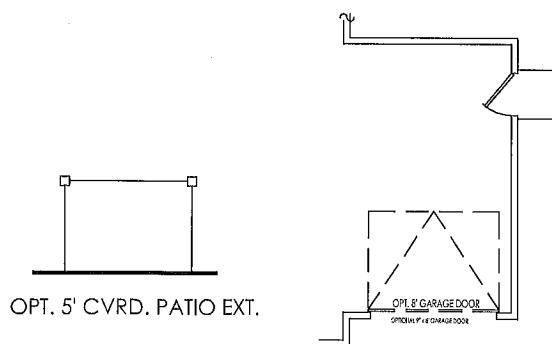
OPT. GRAND BATH



MAIN LEVEL (OPT. 9' CEILINGS)



UPPER LEVEL



OPT. 3RD CAR GARAGE

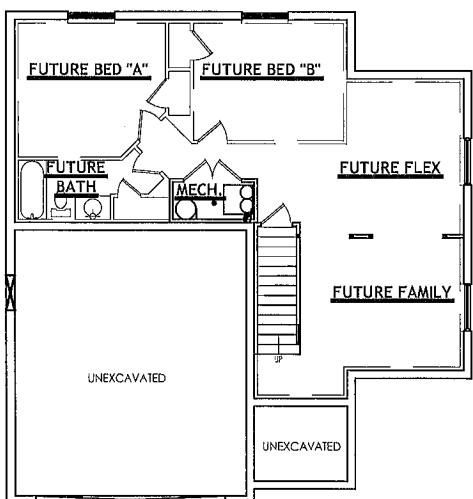
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7-1-14 v1

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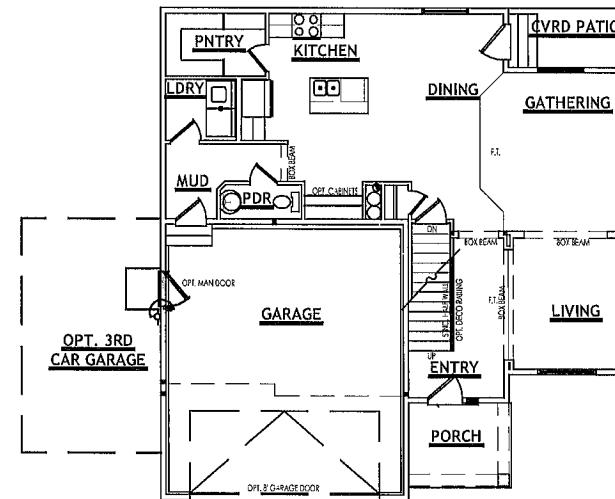
STANDARD ELEVATION



FRONT ELEVATION

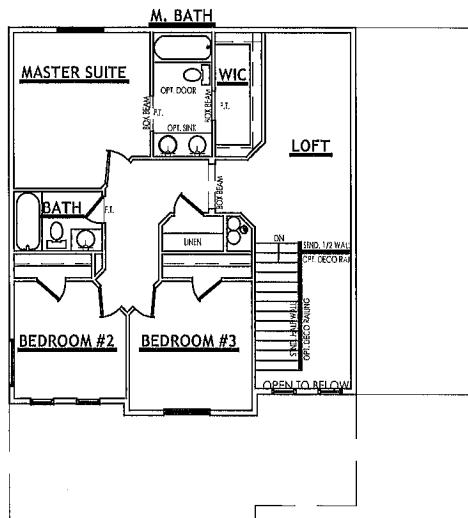


BASEMENT LEVEL



MAIN LEVEL (OPT. 9' CEILINGS)

OPT. 3RD CAR GARAGE



UPPER LEVEL

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7-1-14 v1

LAYCEE A_BSMT_STCO

SQUARE FOOTAGE

2883 Total | 1921 Finished | 962 Unfinished

DIMENSIONS

40'-0" Width | 42'-0" Depth

STANDARD ELEVATIONS

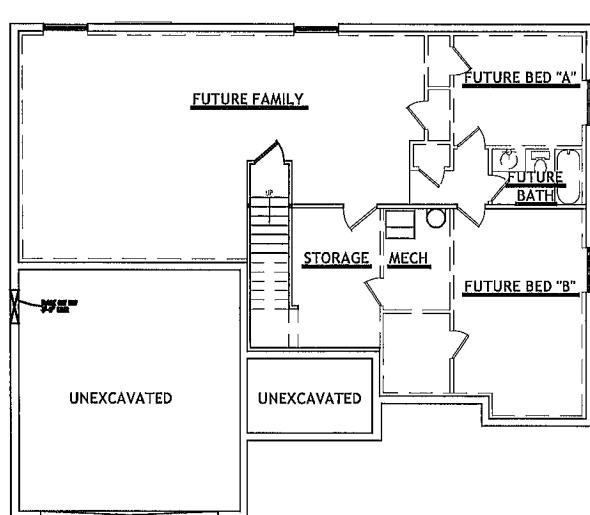
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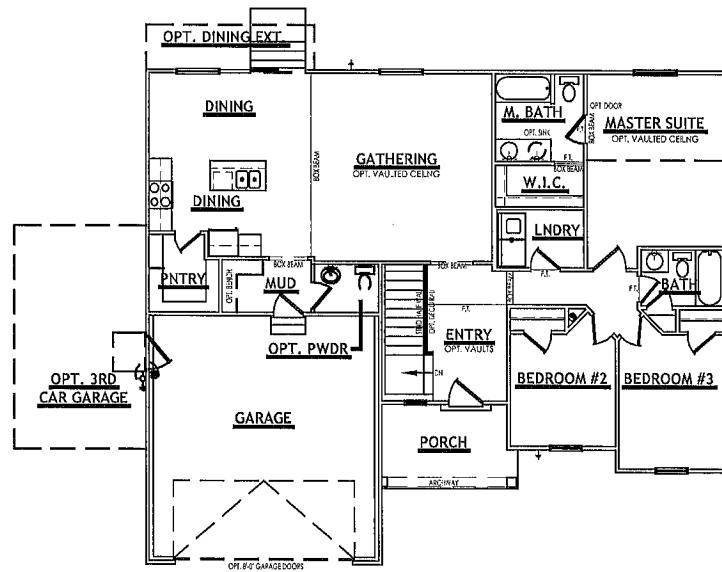
FRONT ELEVATION

SQUARE FOOTAGE
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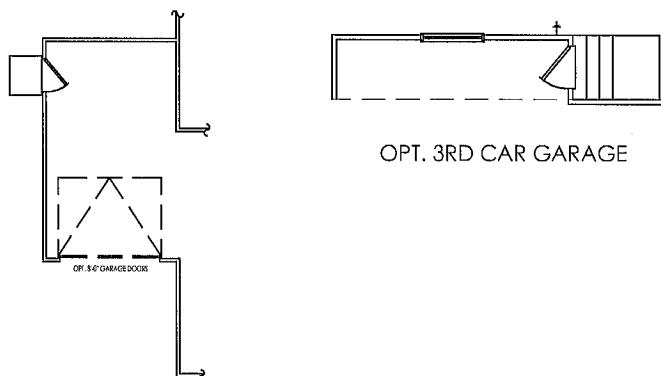
DIMENSIONS
52'-7" Width | 48'-4" Depth



BASEMENT LEVEL



MAIN LEVEL (OPT. 9' CEILING)



OPT. 3RD CAR GARAGE

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7-1-14 v9.8

STANDARD ELEVATIONS

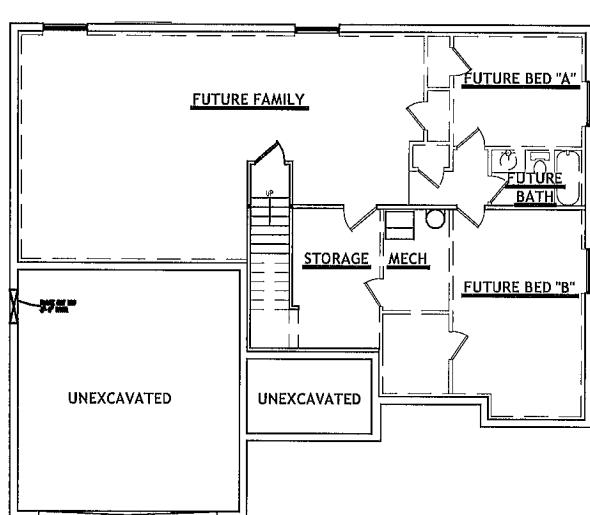
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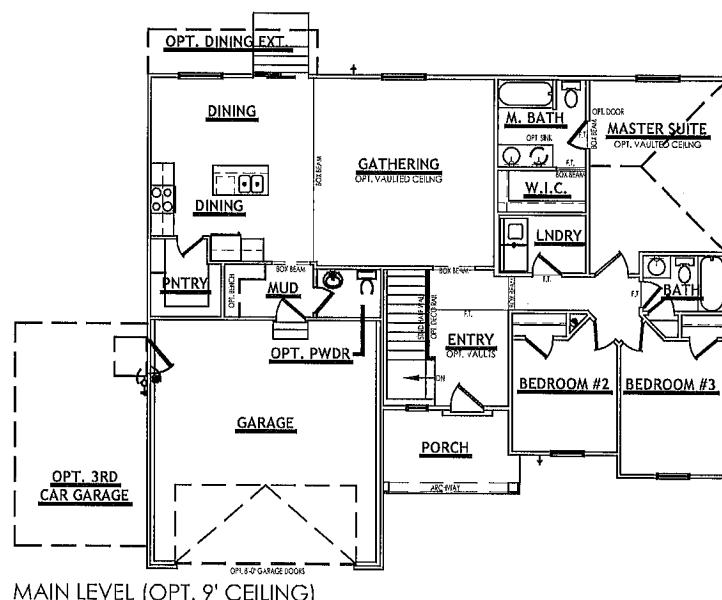
FRONT ELEVATION

SQUARE FOOTAGE
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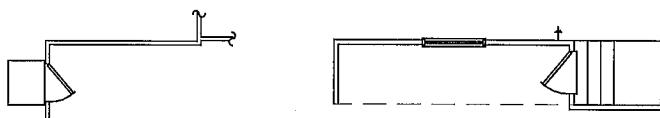
DIMENSIONS
52'-7" Width | 48'-4" Depth



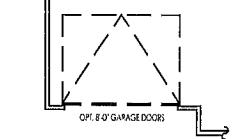
BASEMENT LEVEL



MAIN LEVEL (OPT. 9' CEILING)



OPT. 3RD CAR GARAGE

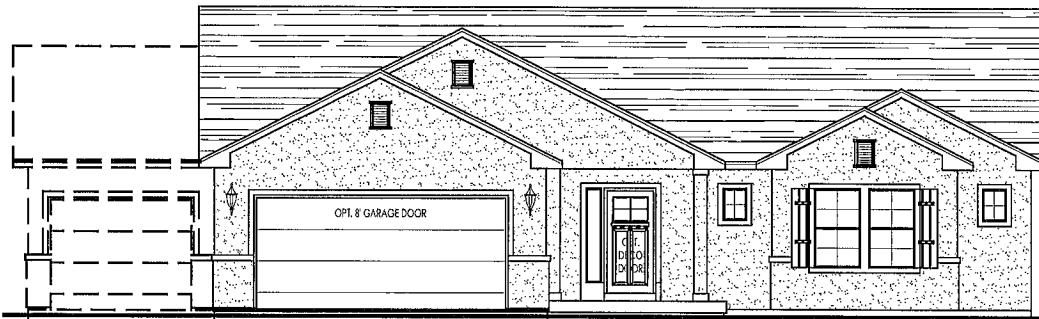


OPT. 3RD CAR GARAGE

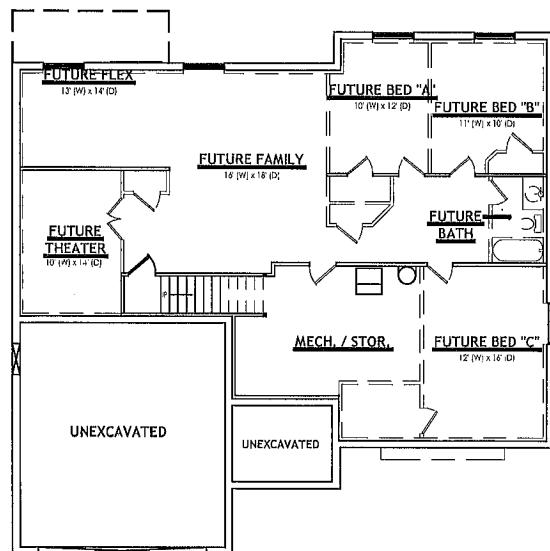
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7-1-14 v9.8

STANDARD ELEVATIONS

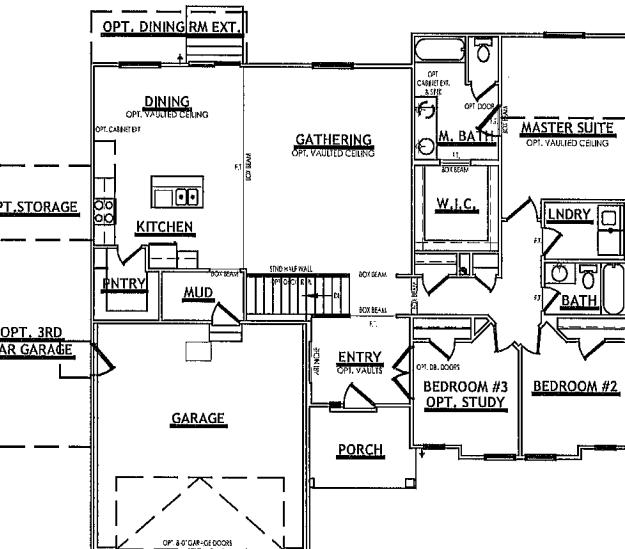
LUCAS A_BSMT_STCO

SQUARE FOOTAGE
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52'-7" Width | 52'-4" Depth

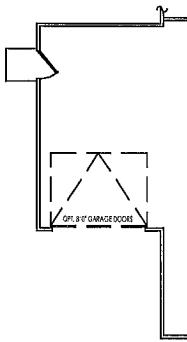
FRONT ELEVATION



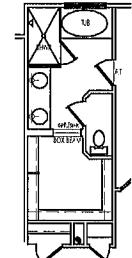
BASEMENT LEVEL



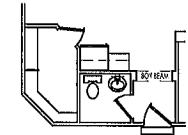
MAIN LEVEL (OPT. 9' CEILING)



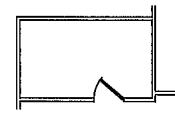
OPT. 3RD CAR GARAGE



OPT. GRAND BATH



OPT. POWDER RM.



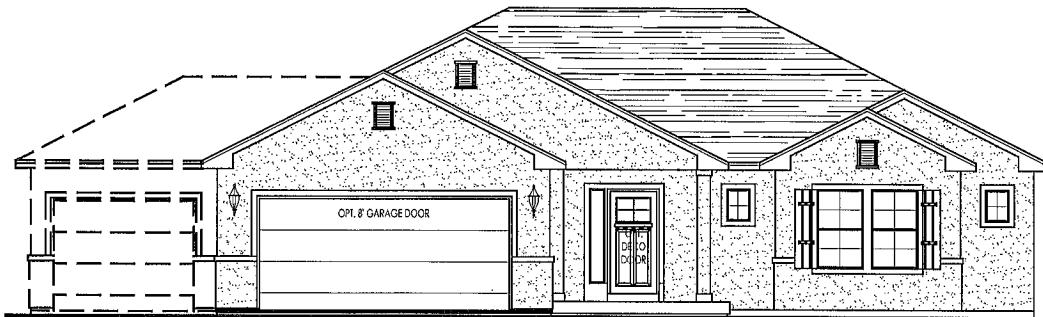
OPT. 3RD CAR STORAGE

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7-1-14 v9.8

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STANDARD ELEVATIONS

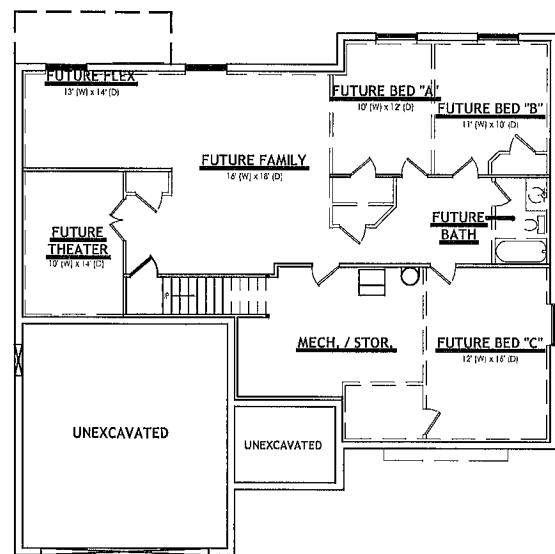
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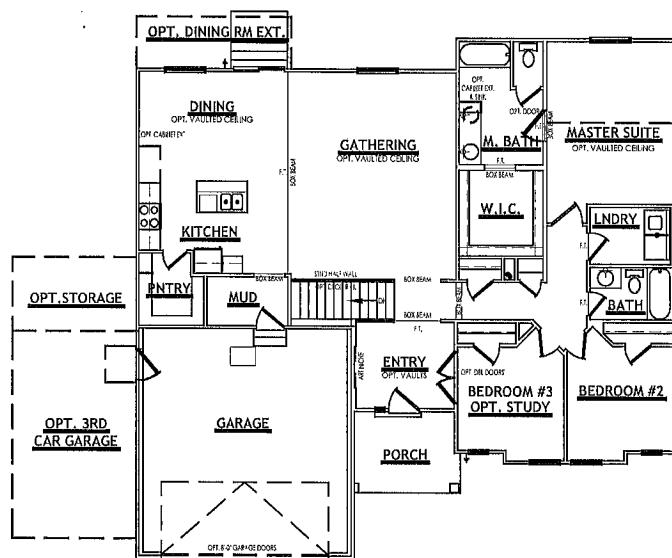
FRONT ELEVATION

SQUARE FOOTAGE
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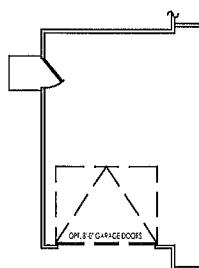
DIMENSIONS
52'-7" Width | 52'-4" Depth



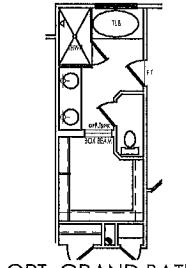
BASEMENT LEVEL



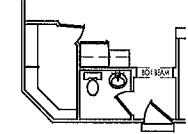
MAIN LEVEL (OPT. 9' CEILING)



OPT. 3RD CAR GARAGE



OPT. GRAND BATH



OPT. POWDER RM.



OPT. 3RD CAR STORAGE

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